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lettings & estate agents



15 Cookesmere Lane, Sandbach, CW11 1BQ

£425,000

Take a moment to view our signature tour of this wonderful, extended detached dormer style residence located in a highly desirable residential area!

Occupying a generous plot with stunning gardens to the front, side and rear 15, Cookesmere Lane is a superb opportunity for those wanting to purchase a traditional property offering the perfect blend of Town & Country living! In more recent years, the property has been comprehensively updated, extended and improved by the present owner and offers well planned accommodation of deceptive proportions and in superb decorative order throughout!

Accompanying this appealing home are many impressive features some of which include: gas central heating, double glazed windows, a living flame gas fire to the lounge, French doors to the rear garden from the kitchen/diner and family room, a shaker-style fitted kitchen/diner incorporating a number of integrated appliances and tiled flooring with underfloor heating plus separate utility area. The ground floor bedroom is versatile and has a wealth of built-in wardrobes and bedroom furniture. The first floor has ample attic storage plus a main bedroom with en-suite bathroom.

Externally, the property benefits from a driveway in turn providing off road parking for a number of vehicles, established gardens to both the front, side and rear. Our favourite attribute to the home has to be the grounds, with further potential to extend to the left hand side (STPP) and a stunning, manicured rear garden with a sunny, southerly aspect, a variety of paved seating areas and beautiful, well stocked borders - this is really is a

Accommodation

Entrance Hall 14'11" x 7'0" (4.556 x 2.142)

Lounge 15'7" x 11'10" (4.750 x 3.629)

Family Room 11'0" x 10'5" (3.370 x 3.180)

Bedroom Two 19'9" x 9'5" (6.045 x 2.884)
(to front of built-in wardrobes)

Shower Room 7'3" x 6'11" (2.230 x 2.132)

Open-Plan Kitchen/Diner 19'1" x 10'10" (5.821 x 3.313)

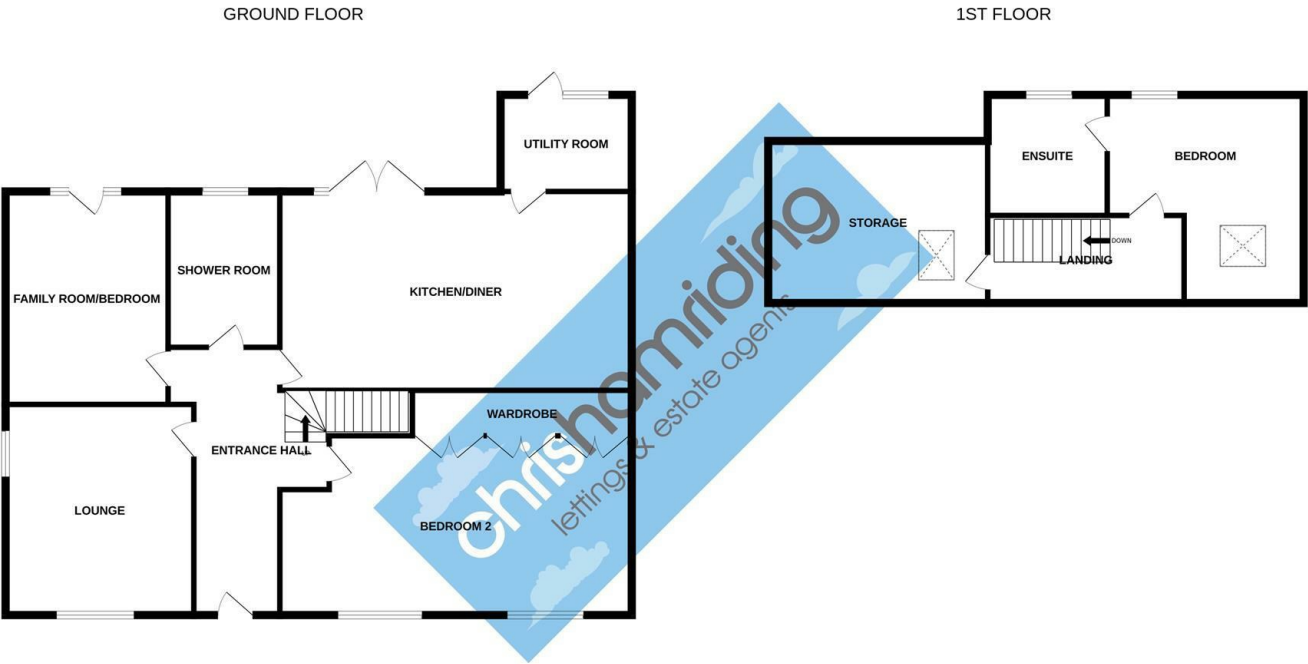
Utility 9'5" x 5'1" (2.883 x 1.567)

First Floor Landing 11'10" x 8'11" (3.621 x 2.735)

Bedroom One 17'6" x 13'6" (5.335 x 4.116)

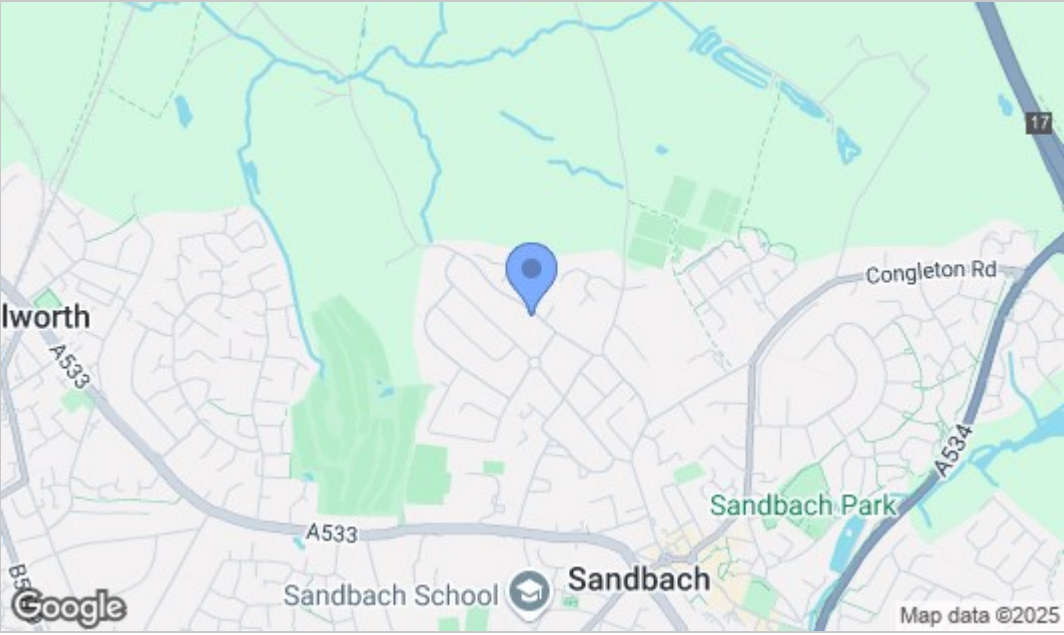
En-suite 8'0" x 5'5" (2.463 x 1.663)

Floor Plan

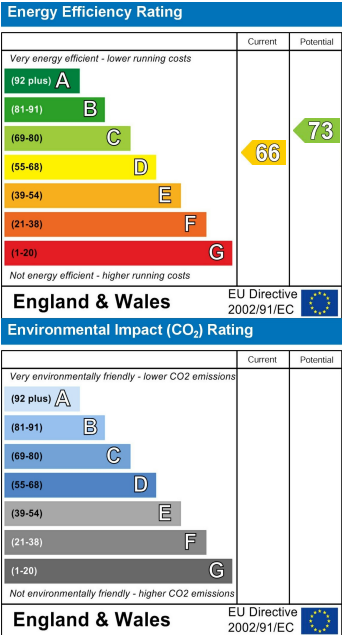


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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